

United States Bankruptcy Court  
Middle District of Pennsylvania

In re:  
Robert M. Dukett  
Debtor

Case No. 22-00714-MJC  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0314-5  
Date Rcvd: Feb 05, 2024

User: AutoDocket  
Form ID: pdf010

Page 1 of 2  
Total Noticed: 2

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 07, 2024:

Recip ID	Recipient Name and Address
	CITIBANK N.A., c/o RAS LaVrar, LLC, 435 Commerce Dr. Ste. 150, Fort Washington, PA 19034

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
5470275	Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 05 2024 18:51:13	Home Depot, PO Box 9001010, Louisville, KY 40290-1010

TOTAL: 1

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 07, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 5, 2024 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. bkgroup@kmlawgroup.com, bkgroup@kmlawgroup.com
John Arpad Poka	on behalf of Debtor 1 Robert M. Dukett jpoka@optonline.net
John J Martin	pa36@ecfbis.com trustee@martin-law.net
Michael Patrick Farrington	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. mfarrington@kmlawgroup.com
United States Trustee	ustregion03.ha.ecf@usdoj.gov

District/off: 0314-5  
Date Rcvd: Feb 05, 2024  
TOTAL: 5

User: AutoDocke  
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Page 2 of 2  
Total Noticed: 2

**UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

<b>In re:</b>	:	<b>Chapter 7</b>
	:	
<b>Robert M. Dukett,</b>	:	<b>Case No. 5:22-bk-00714-MJC</b>
<b>Debtor.</b>	:	
	:	
<b>Robert M. Dukett,</b>	:	
<b>Movant</b>	:	
<b>v.</b>	:	
	:	
<b>Citibank, N.A.,</b>	:	
<b>Respondent</b>	:	
:.....		

**ORDER GRANTING MOTION TO AVOID LIEN**

Upon Motion of the Debtor to avoid a judicial lien held by Citibank, N.A. ("Respondent") in the real property of the Debtor located at 191 Cranberry Ridge Drive, Milford, Pennsylvania ("Real Property");


**AND**, the Debtor having asserted that the alleged lien arising from the judgment entered at the Pike County Court of Common Pleas at Docket # 486-2020 is subject to avoidance pursuant to 11 U.S.C. §522(f);

**AND**, the Debtor having certified that adequate notice of the Motion was sent to the Respondent and that no answer or other response to the Motion has been filed;

**IT IS HEREBY ORDERED** that the Motion is **GRANTED**.

**IT IS FURTHER ORDERED**, subject to 11 U.S.C. §349(b), that the judicial lien held by the Respondent, if any, against the Real Property of the Debtor is **AVOIDED**.

By the Court,

  
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Mark J. Conway, Bankruptcy Judge  
Dated: February 2, 2024